

## **FACTSHEET**

**TITLE:** Resolution required by the Director of Parks and Recreation approving the acquisition and dedication of 0.21 acres of park land generally located at the southeast corner of 19<sup>th</sup> and "A" Streets (Near South Park).

**STAFF RECOMMENDATION:** A finding of conformance with the Comprehensive Plan.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: Consent Agenda, 09/15/04  
Administrative Action: 09/15/04

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (7-0: Carlson, Carroll, Krieser, Larson, Marvin, Bills-Strand and Sunderman voting 'yes'; Taylor and Pearson absent).

### **FINDINGS OF FACT:**

1. The purpose of this application is to accept the proposed dedication of a neighborhood park to the City located at the southeast corner of 19<sup>th</sup> and "A" Streets.
2. The staff recommendation to find the proposed dedication of park land to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4, concluding that the Near South Park development exceeds every intent of the Comprehensive Plan and is a great example of redevelopment within an established neighborhood.
3. On September 15, 2004, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On September 15, 2004, the Planning Commission agreed with the staff recommendation and voted 7-0 to find the proposed dedication of park land to be in conformance with the Comprehensive Plan.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** September 20, 2004

**REVIEWED BY:** \_\_\_\_\_

**DATE:** September 20, 2004

**REFERENCE NUMBER:** FS\CC\2004\CPC.04005

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 1, 2004 PLANNING COMMISSION MEETING

**P.A.S.#:** Comprehensive Plan Conformance #04005

**Date:** Aug. 26, 2004

**PROPOSAL:** To determine if a neighborhood park dedication to the city is in conformance with the Lincoln and Lancaster County 2025 Comprehensive Plan.

**CONCLUSION:** The proposed amendment is in conformance with the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	Find that this request is in conformance with the Comprehensive Plan.
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### **GENERAL INFORMATION:**

**LOCATION:** The southeast corner of 19<sup>th</sup> and "A" Streets.

**EXISTING ZONING:** R-6, Residential District

**EXISTING LAND USE:** Parkland with Single Family Residential Surrounding.

### **HISTORY:**

**January 1993:** The residential structure located on southeast corner of 19<sup>th</sup> and "A" Streets was destroyed by fire.

**November 1993:** The Near South Neighborhood Association purchased the lot after it was determined that the house was not able to be rehabilitated.

**1993 to Present:** Park improvements were constructed on the site with funding participation from the city through Community Block Development Grant funds and Neighborhood Self-Help Program Grant funds.

The neighborhood paid off the mortgage and requested the park be dedicated to the City for park use. The Near South Neighborhood Association requested that the park to be named "Near South Park".

**August, 2004:** The Parks and Recreation Advisory Board recommended the approval of acquisition of the Near South Park.

## COMPREHENSIVE PLAN SPECIFICATIONS:

On the framework of the original grid and dominated by the Capitol tower, the Lincoln and Lancaster County community has built a highly liveable environment with abundant parks and trails, proud but welcoming neighborhoods, well-designed and well-used community facilities including public and parochial schools, libraries, churches, colleges and the University with park-like campuses. Students, residents, and visitors make good use of the community's high-quality, specialized museums, and the campuses, parks, and streetscapes are enlivened by public art. (E76)

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. The health of Lincoln's varied neighborhoods and districts depends on implementing appropriate and individualized policies. (F15)

A range of parks and open space, from tot-lots to ballfields, should be distributed within neighborhoods and be within walking distance of the residents. (F16)

It is important that the community continue to acquire parkland and conserve open space areas commensurate with expanding development and population growth. The responsibilities for acquisition and development of parkland, and conservation of open space must be shared among many cooperating partner agencies and organizations. (F133)

Neighborhood parks are comprised of sites that are approximately eight to twelve acres and are centrally located within areas of residential development. Typical activity areas include playground equipment, open lawn area for informal games and activities, play court with a single basketball goal for informal games, seating, and walking paths. (F136)

Approximately ½ mile radius in the urban area; neighborhood parks are anticipated to generally be located within the center of each mile section.(F136)

- Locate neighborhood parks close to the center of residential areas and within walking distance of a majority of residents. Park sites should be readily accessible by pedestrians and bicyclists.
- Locate neighborhood parks adjacent to elementary schools where possible.
- Locate neighborhood parks adjacent to greenway linkages where possible.
- Locate park sites where residents living in surrounding homes can view activities in the park to provide for informal supervision.
- Where possible, select sites for neighborhood parks that allow for multiple functions, such as storm water management or habitat conservation.(F136)
- Identify opportunities to acquire and develop neighborhood parks in established neighborhoods that are deficient in neighborhood park resources. (F136)

## ANALYSIS:

1. This is a request to review the dedication of parkland located on the southeast corner of 19<sup>th</sup> and "A" Streets for a determination of conformity with the Comprehensive Plan.
2. Acquisition of the Near South Park site would add approximately 0.21 acres of public park land to the City of Lincoln. Park improvements of this park include seating, play equipment, and landscaping.
3. The "Near South Park" projects falls under a number of policies, guidelines, and strategies of the Comprehensive Plan, with a few of them including:
  - An example of a well-designed and well-used community facility.

- A neighborhood park, a park centrally located within areas of residential development.
  - Continued support for a well established older neighborhood in the City of Lincoln.
  - An example of cooperating agencies and the community developing parkland for the community.
  - It is important that the community continue to acquire parkland and conserve open space areas commensurate with expanding development and population growth.
4. The “Near South Park” development exceeds every intent of the comprehensive plan and is a great example of redevelopment within an established neighborhood

Prepared by:

Derek Miller, AICP  
441-6372, [dlmiller@lincoln.ne.gov](mailto:dlmiller@lincoln.ne.gov)  
Planner

**DATE:** August 26, 2004

**APPLICANT:** Parks and Recreation Development  
2740 A Street  
Lincoln NE 68502  
(402) 441-7847

**CONTACT:** Director of Parks and Recreation Development  
Lynn Johnson  
2740 A Street  
Lincoln NE 68502  
(402) 441-7847

# COMPREHENSIVE PLAN CONFORMANCE NO. 04005

## CONSENT AGENDA

### PUBLIC HEARING & ADMINISTRATIVE ACTION

#### BEFORE PLANNING COMMISSION:

September 15, 2004

Members present: Carlson, Carroll, Krieser, Larson, Marvin, Bills-Strand and Sunderman; Taylor and Pearson absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 04045; MISCELLANEOUS NO. 04009; SPECIAL PERMIT NO. 04045; COUNTY SPECIAL PERMIT NO. 04046, MUSTANG RIDGE COMMUNITY UNIT PLAN; COUNTY PRELIMINARY PLAT NO. 04020, MUSTANG RIDGE; COMPREHENSIVE PLAN CONFORMANCE NO. 04005; and COMPREHENSIVE PLAN CONFORMANCE NO. 04006.**

**Item No. 1.1b, Miscellaneous No. 04009, Item No. 1.3a, County Special Permit No. 04046 and Item No. 1.3b, County Preliminary Plat No. 04020,** were removed from the Consent Agenda and had separate public hearing.

Ex Parte Communications: Marvin reported a phone call from Bob Norris encouraging the approval of Change of Zone No. 04045.

Marvin moved to approve the remaining Consent Agenda, seconded by Krieser and carried 7-0: Carlson, Carroll, Krieser, Larson, Marvin, Bills-Strand and Sunderman voting 'yes'; Taylor and Pearson absent.

Note: This is final action on Special Permit No. 04045, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



## Comp. Plan Conformance #04005 Park Land Acquisition

2002 aerial

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 36 T10N R6E



Zoning Jurisdiction Lines  
City Limit Jurisdiction

